

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 15, 2020

TO: PARK AND RECREATION COMMISSION

FROM: JACK BROWAND, DIVISION CHIEF ⁹⁸
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

THROUGH: JAMES SPENGLER, DIRECTOR
RECREATION, PARKS & CULTURAL ACTIVITIES

ITEM: ITEM 2. - FY 2021 COMMUNITY MATCHING FUND PUBLIC HEARING

ISSUE: Park and Recreation Commission consideration of the FY 2021 Community Matching Fund applications received by the Department of Recreation, Parks & Cultural Activities.

RECOMMENDATION: That the Park and Recreation Commission, following the public hearing, approve the staff recommendation for awarding the FY 2021 Community Matching Funds as identified in the Discussion section of this memo.

BACKGROUND: Implemented in FY 2017, the Community Matching Fund promotes collaborative partnerships among Alexandria community organizations by providing matching 1:1 dollars for groups that propose fundraising for park improvement projects. The Fund is designed to foster public/private partnerships and cultivate innovative ways for residents to have a greater stake in improving the park and recreation facilities that they use.

Community groups interested in receiving matching funds will annually compete for grant aid amounts up to \$25,000. Any community group that lives and/or works in the City of Alexandria can apply for the matching fund. The City evaluates each community group proposal based on how the project fulfills a public need as measured by the Department's needs assessment, park improvement plans, and community feedback. Community groups must show that they can raise their matching funds within one fiscal year. Since the fund's inception in 2017, 19 projects have been awarded.

In FY2021, City funding was reduced as part of citywide COVID-19 budget reductions. Reductions in City funds totaled \$75,000. It is anticipated that full City funding of \$100,000 will be restored in FY2022.

DISCUSSION: The FY2021 approved budget allows for \$25,000 in City funds to be awarded. In addition, due to an applicant withdrawing from an FY2020 project, an additional \$7,500 is available. Up to \$32,500 in City funds may be awarded in FY 2021.

The department received five (5) applications. One application did not meet eligibility requirements. The four (4) applications meeting the eligibility requirements are summarized below, including staff recommended action.

- 1. Applicant:** Lynhaven Citizens Association
Project: Lynhaven Gateway Park Improvements
Total Project Cost: \$16,000
Proposed City Contribution: \$8,000
Project Description: The applicant proposes to implement several recommendations from the 2020 Pocket Park Improvement Plan, including seating, electrical power, and mound removal/renovation. Applicant will provide in kind labor and volunteer services in addition to their monetary contribution.
Staff Recommendation: **APPROVE**
- 2. Applicant:** Alexandria Little League
Project: Luckett Field Batting Cages
Total Project Cost: \$19,900
Proposed City Contribution: \$9,950
Project Description: The applicant proposes to install two batting cages along the first and third baselines to support existing youth programming. The facilities can also be used by high school and adult leagues. In 2018, the applicant fundraised for similar batting cages located at Ben Brenman Field and has used project costs from that project to develop their cost estimate. The applicant proposes to maintain the batting cages using volunteer resources.
Staff Recommendation: **APPROVE**
- 3. Applicant:** Kaiser Permanente
Project: Potomac Yard Fitness Court
Total Project Cost: \$125,000
Proposed City Contribution: \$25,000
Project Description: The applicant proposes to install a fitness court at Potomac Yard Park. The purpose of the court is to provide an outdoor fitness training circuit to promote physical activity and to get people moving outdoors. The court will have several pieces of equipment that can be used by children and adults. Kaiser choose this location because of its proximity to their medical center, location along a busy bike trail, and future Metro station. The applicant has partnered with the National Fitness Campaign to provide the fitness court.
Staff Discussion and Recommendation: **NOT APPROVE**
Due to the reduction in FY2021 City funding, staff does not recommend approval at this time. The project may be considered in FY2022 when City funding is anticipated to be fully restored. Staff will continue to work with the applicant to determine other options for implementation.
- 4. Applicant:** Del Ray Community Partnership
Project: Charles Hill Park Game Table
Total Project Cost: \$5,000
Proposed City Contribution: \$2,500

Project Description: The applicant proposes to provide a game table with seating to help activate the pocket park which functions more like a cut through space. The table will be located along the center pathway in a shaded and visible area. The applicant will secure in kind services to pour a concrete pad and to install the table. The applicant will also build a “Game Library” kiosk, to store board games and game pieces that can be used with the table. The applicant will be responsible for maintaining the kiosk.

Staff Recommendation: NONE – Applicant withdrew from consideration.

FISCAL IMPACT: Up to \$32,500 in City funding may be awarded. As recommended by staff, \$17,950 in City Funding will be awarded to two applicants in FY2021. The applicants will provide a minimum match of \$17,950, including in-kind services, not to exceed 15% of the total project budget. Total funding for this initiative including City match and applicant match is \$35,900.

The balance of City funds not awarded, \$14,550, may, as determined by staff, 1.) roll over to the next fiscal year; 2.) function as contingency/emergency funds, not to exceed 10% of the individual project cost in FY 2021 and FY 2020; and/or; 3.) hire project management support for Community Matching Fund activities.

ATTACHMENTS:

1. FY2021 Community Matching Fund Applications

STAFF:

Judy Lo, Acting Principal Planner, Recreation, Parks & Cultural Activities

Lucresha Murphy, PARKnersip Manager, Recreation, Parks & Cultural Activities

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 15, 2020

TO: PARK AND RECREATION COMMISSION

FROM: JACK BROWAND, DIVISION CHIEF *JB*
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

THROUGH: JAMES SPENGLER, DIRECTOR
RECREATION, PARKS & CULTURAL ACTIVITIES

ITEM: 5.A. - OAKVILLE TRIANGLE PARK DESIGN

ISSUE: Park and Recreation Commission consideration of the Oakville Triangle Park design.

RECOMMENDATION: That the Park and Recreation Commission (1) provide staff with comments and recommendations for consideration in the final design of Oakville Triangle Park and (2) on November 17, 2020, provide an endorsement on the final design to the Planning Commission and City Council for consideration at their winter 2021 public hearings.

BACKGROUND: In March 2020, Stonebridge and INOVA Health partnered to redevelop 11.52 acres of the Oakville Triangle site. The new mixed-use redevelopment will include an INOVA Health Plex, neighborhood ground level retail, and mixed housing consisting of townhomes and multi-family buildings. The redevelopment will occur in several phases.

The Oakville Triangle site is bounded by Calvert Avenue to the north, Route 1 to the east, Fannon Street to the south, and Mount Jefferson Park to the west. A significant part of the redevelopment will include improvements to Mount Jefferson Park. In 2014, the City conducted a year-long community engagement process to design the park improvements. City Council approved the park's DSUP in 2015 and a DSUP extension was granted in 2019. The developer will design, construct, and fund the park improvements in the first phase of redevelopment.

The 2015 Oakville Triangle and Route 1 Vision Plan calls for a variety of neighborhood oriented open spaces to enhance the quality of life for residents. The open space program will include courtyards spaces, rooftop amenity spaces, and publicly accessible ground level open space. One of the main public areas will be new three-quarter (.75) acre park located adjacent to Mount Jefferson Park. The site of this future park (Block C) is currently occupied by a large parking lot and a warehouse building.

Since July, the City and Stonebridge have conducted community outreach for the design of the new park. From July 6- July 23 an online engagement portal was opened to find out what the

community would like to see in the new park. The team presented the results during the August 4 virtual meeting. Other engagement activities that have occurred since that time include a virtual meeting held on September 24 to present the two park design concepts, and an additional online engagement portal open from September 24-October 9 to gather feedback on the two concepts.

DISCUSSION: The results of the July community engagement found that users are more likely to walk and bike to the park rather than drive. Responses indicated that the following characteristics are more favorable in the new park:

- A balance of large and small spaces
- A balance of natural and manicured plantings
- Opportunities for group gatherings and individual solitude
- Connection/integration with Mount Jefferson Park, rather than separation
- Responses also indicated a preference for shade, a variety of amenities to support events and gatherings, accessibility, environmental sustainability and keeping a natural character to the park.

The Stonebridge/Land Design team developed two design concepts based on this feedback. The design concepts provide spaces that transition from the more urban streetscape to the more natural environment of Mount Jefferson Park.

Primary gathering areas in each concept use formal structures and a variety of trees to provide seasonal shade. These areas are further outfitted with furnishings and electrical power and will function as an outdoor extension of the indoor community meeting space proposed in the development.

The primary bicycle route occurs on Swann Avenue and connects to Stewart Avenue. In each concept, new pedestrian paths connect to Mount Jefferson, Swann Avenue, and other flexible open space to provide accessible connections into the park and neighborhoods.

The planting layouts in each concept define and frame the open lawn areas and help to delineate the boundary between Mount Jefferson Park, and provide buffer to the buildings in Block C. The plantings will incorporate native species and ecologically sound planting practices.

Results from the recent community engagement will determine community preferences from each of the design concepts. A final design will be developed and presented to the Commission for endorsement this fall. The developer will obtain further development approvals winter of 2021.

FISCAL IMPACT: Design and construction of park will be funded by the developer. The new park will be privately owned and maintained. As the new park will be directly adjacent to Mount Jefferson Park, the Department will work closely with the owners to coordinate maintenance.

STAFF:

Judy Lo, Acting Principal Planner, Park Planning
Ana Vicinanzo, Urban Planner II, Park Planning

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 15, 2020

TO: PARK AND RECREATION COMMISSION

FROM: JACK BROWAND, DIVISION CHIEF ⁹⁸
PARK PLANNING, CAPITAL DEVELOPMENT & WATERFRONT

THROUGH: JAMES SPENGLER, DIRECTOR
RECREATION, PARKS & CULTURAL ACTIVITIES

ITEM: 5.B. - NORTH POTOMAC YARD POTOMAC YARD PARK

ISSUE: Park and Recreation Commission consideration of the North Potomac Yard Potomac Yard Park design.

RECOMMENDATION: That the Park and Recreation Commission (1) provide staff with comments and recommendations for consideration in the final design of Potomac Yard Park and (2) schedule a Public Hearing on the final design for Potomac Yard Park on November 17, 2020 to provide a written recommendation to the Planning Commission and City Council for consideration at their December 2020 public hearings.

BACKGROUND: Potomac Yard Park is the main designated open space for Phase 1 of the North Potomac Yard development project per the North Potomac Yard Small Area Plan and Coordinated Development District (CDD #19). The park is identified in the CDD as publicly owned and accessible open space with a mix of active, passive, and social uses. This park is the third of three open spaces to be brought before Park and Recreation Commission this fall.

The Small Area Plan envisioned this park as a regional amenity and a 4.5-acre extension of the currently constructed Potomac Yard Park just to the south of North Potomac Yard. The park is intended to coordinate closely with the constructed park to the south and incorporate an approximately 15-foot section of City parkland between the tracks and the applicant's property to provide a meaningful park designed as a connected network. The park will provide the currently missing link to create a continuous off-street trail from Braddock Road to Four Mile Run.

Design Excellence Criteria were developed and approved by City Council for North Potomac Yard. Criteria that are directly applicable to Potomac Yard Park are as follows:

- P-2 – Environmental sustainability is integrated into the design.

- C-1 – A variety of open spaces are provided.
- C-3 – Inclusive design of buildings and open spaces.
- C-4 – Utilitarian uses are thoughtfully integrated.

DISCUSSION: The design for Potomac Yard Park has been an iterative process in 2020 including feedback received from the community through virtual community meetings, Potomac Yard Design Advisory Committee (PYDAC) meetings, and a presentation to the Park and Recreation Commission in July. The park is currently docketed for Planning Commission and City Council Public Hearings in December.

Staff notes the importance of this project and the substantial addition to the public open space network. The addition of publicly owned open space requires thoughtful planning and close coordination with the applicant and design team to ensure the long-term success of the park. As such staff anticipates working closely with the design team through the final site plan process and construction. Staff supports the general design of Potomac Yard Park, although further coordination and design work is needed to ensure all park elements, such as materials, components, finishes, planting, and stormwater management, meet the Design Excellence Criteria.

FISCAL IMPACT: Potomac Yard Park will be dedicated and maintained by the City in phases after completion of construction and acceptance. The fiscal impacts to the City could begin within five years with the transfer of the first phase. Staff recommends that the design team create a maintenance plan similar to that created for Potomac Yard Park for budgetary planning.

STAFF:

Bethany Znidersic, Principal Planner, Capital Development
Ana Vicinanzo, Urban Planner II, Park Planning